WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carmelo Santoro	Carmelo Santoro	135 12 0A 024.00 and 135 12 0A 074.00
(NAME) 2051 Nashboro Boulevard and 2051 G Nashboro Boulevard	(NAME) P.O Box 2095	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Rancho Santa Fe, CA 92067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 327432 DEEDWARR
12/10/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20191210-0127270

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christian David Holland, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carmelo Santoro and wife, Nancy Santoro** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2051 and Garage Unit No. 2051-G of Master Plot Plan for Nashboro Village Twelve Condominium, a Condominium Development established to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominiums of record in Book 4827, Page 30 as amended in Instrument No. 20090603-0051209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in "Exhibit B" to said Master Deed.

Being the same property conveyed to Christian Holland, a married man and Diana Holland, a married man by Warranty Deed from Richard E. Thompson and Carrie Thompson, husband and wife dated October 30, 2007 and recorded October 31, 2007 as Instrument No. 20071031-0128153, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christian David Holland, a Married Man by Quitclaim Deed from Christian Holland A/K/A Christian David Holland, a Married Man and Diana Holland, a Married Woman, Husband and Wife dated

August 16, 2015 and recorded October 2, 2015, as Instrument No. 20151002-0100337, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2051 Nashboro Boulevard and 2051 G Nashboro Boulevard, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of December, 2019

Christian David Holland

STATE OF TENNESSEE

COUNTY OF Wilson

I Jennifer Gentry, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Christian David Holland, a married man, whose name is signed to the writing above, bearing date on the 3rd of December, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of Grantor.

Given under my hand this the 6th of December, 2019.

Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: MTJ-1912137FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)